



Venture
PROPERTIES

High Jobs Hill

Crook DL15 0UL

Chain Free £78,000

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Venture
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This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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High Jobs Hill

Crook DL15 0UL



- Two Bedroom Mid Terraced Home
- EPC GRADE D
- Rear Enclosed Yard

- CHAIN FREE
- Kitchen To The Rear
- Views To Rear

- Lounge & Dining Room
- Ground Floor Bathroom
- Call Venture To Arrange a Viewing!!!

This delightful chain-free terraced house presents an excellent opportunity for both first-time buyers and those seeking a lovely home. The property boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings at home.

The house features two well-proportioned bedrooms, one of which is complemented by a convenient shower room located on the first floor, ensuring privacy and comfort. The landing area adds to the overall spacious feel of the home.

One of the standout features of this property is the stunning views over the fields and the nearby golf club at the rear, providing a picturesque backdrop to your daily life. The rear enclosed yard offers a private outdoor space, ideal for relaxing or gardening, while a small front garden adds to the property's curb appeal.

This charming home combines comfort and practicality, making it a perfect choice for those looking to settle in a peaceful yet accessible location. With its appealing features and lovely surroundings, this terraced house is not to be missed.

GROUND FLOOR

Entrance Hallway

Via upvc double glazed door, central heating radiator and stairs to first floor.

Lounge

11'1" x 11'7" (3.389 x 3.541)

With a feature fireplace housing gas fire, central heating radiator and window to front.

Dining Room

15'4" x 13'2" (4.693 x 4.023)

With central heating radiator and window to rear. There is a fireplace in this room the seller has advised is it not connected.

Kitchen

10'1" x 5'9" (3.097 x 1.754)

Fitted with wall and base units having contrasting work surfaces over, integrated gas hob and separate oven, black sink and drainer, plumbing for washing machine, central heating radiator and window to rear.

Rear Lobby

With tiled flooring and rear entrance door.

Ground Floor Bathroom/WC

Fitted with a white bath, wc, wash hand basin and central heating radiator. Wall mounted gas boiler.

FIRST FLOOR

Landing

With storage cupboard, loft hatch and window to rear.

Bedroom One

13'11" x 10'4" (4.259 x 3.159)

With central heating radiator and window to front

Shower Room

Fitted with a shower cubicle with mains shower, wash hand basin and extractor fan.

Bedroom Two

9'10" x 9'2" (2.998 x 2.812)

With laminate flooring, central heating radiator, large storage cupboard and window to rear.

Externally

To the front is a small garden area with garden wall and wrought iron gate. To the rear is an enclosed yard.

Energy Performance Certificate

<https://find-energy-certificate.service.gov.uk/energy-certificate/9552-2856-6193-9101-7851>

EPC Grade D expires 2029

Other General Information

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Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available download speed 1000 Mbps. Highest available upload speed 220 Mbps.

Mobile Signal/coverage: Likely with EE, Three and O2. We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: A Annual price: £1,666.64 (Maximum 2026)

Energy Performance Certificate Grade D

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

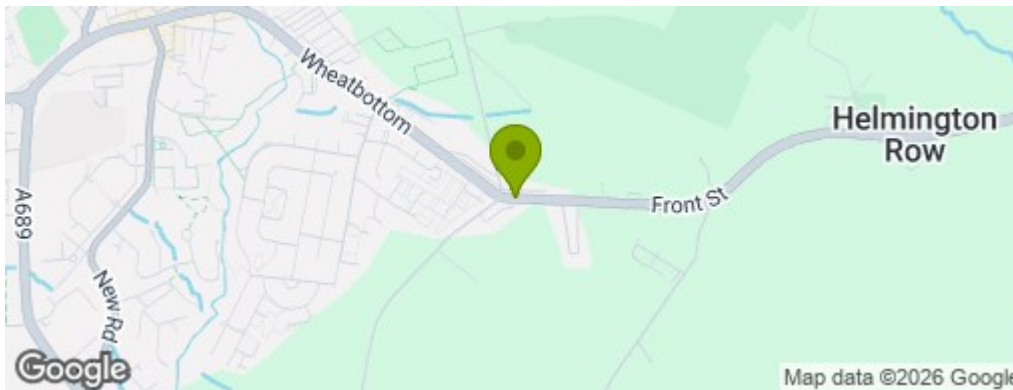
Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

The preceding details have been sourced from the seller, OntheMarket.com and other third parties. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Venture Properties (Crook) Limited cannot accept liability for any information provided.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metagen 12/2024



Property Information

01388 741174

5 South Street, Crook, DL15 8NE
crook@venturepropertiesuk.com